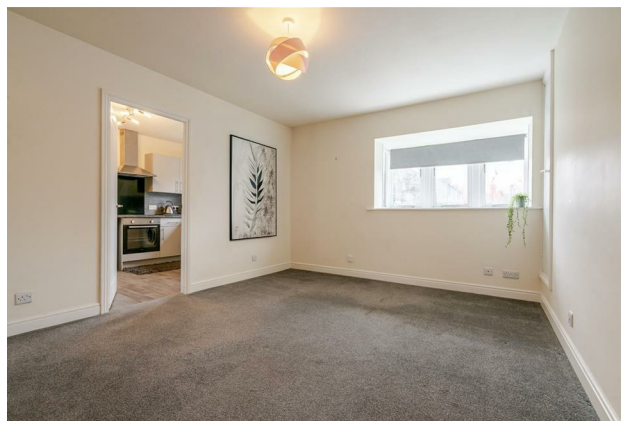


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Ivy House Gardens, Gargrave

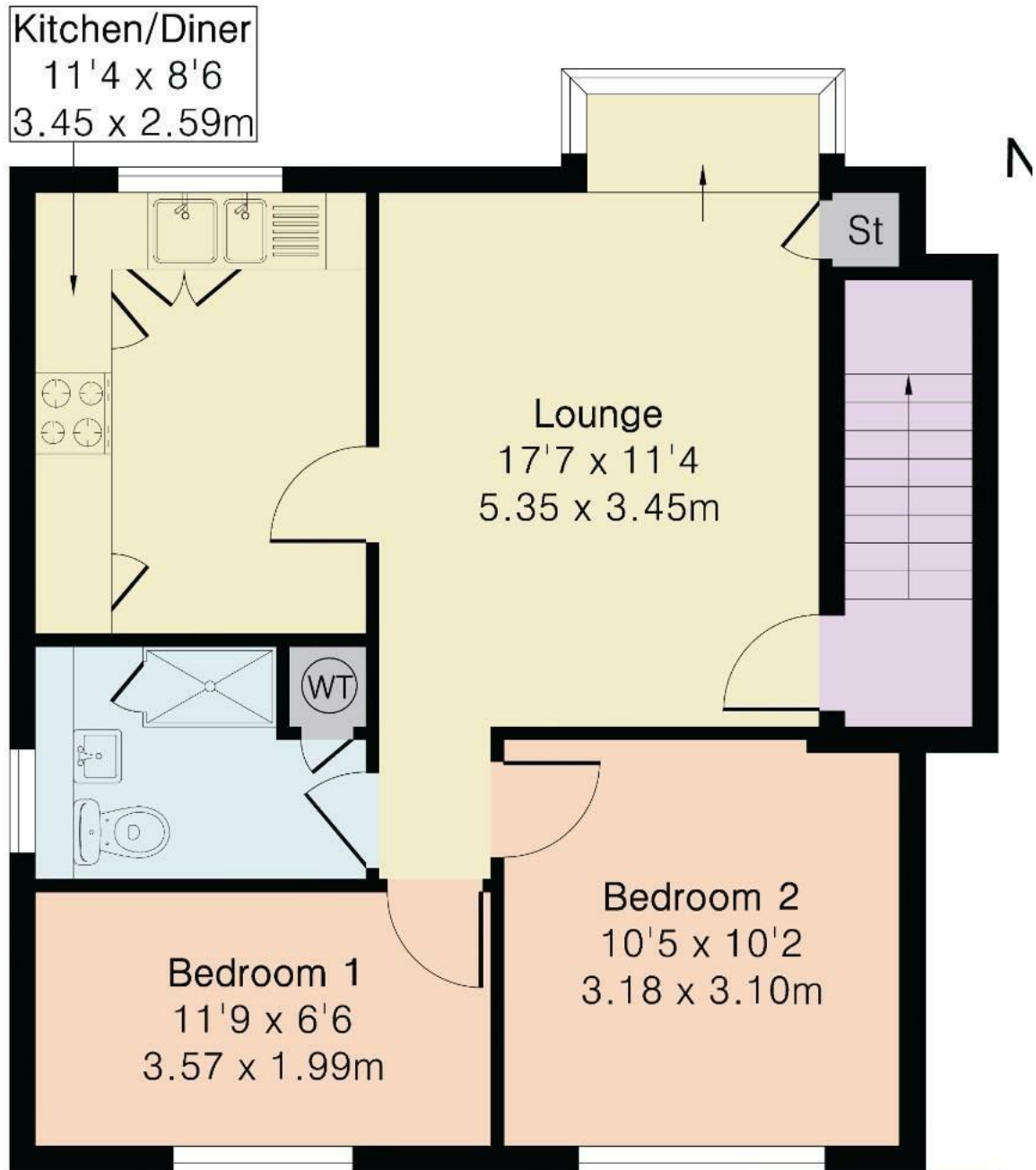
Price £169,500



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Nestled in the charming village of Gargrave, Skipton, this delightful, modern and well presented first-floor apartment at Ivy House Gardens offers a perfect blend of modern living and pleasant village surroundings.

With two well-proportioned bedrooms, a breakfast-kitchen and a comfortable reception room, this purpose-built apartment is ideal for individuals or small families seeking a tranquil yet convenient lifestyle.

The apartment boasts a modern kitchen, designed to meet the needs of contemporary living, while the pleasant views towards Sharphaw provide a pleasant backdrop to your daily routine. Residents will appreciate the dedicated parking bay, ensuring ease of access, as well as the communal gardens that offer a lovely space to relax and enjoy the outdoors.

Situated on the level, the property is conveniently located within easy reach of local amenities, including shops, pubs, a Co-op, and a church, as well as a popular fish and chips shop. Public transport is readily available, with a bus route nearby and a train station just a ten-minute walk away, providing direct services to Skipton, Leeds, Morecambe, Settle, and Carlisle.

This apartment is offered with no forward chain, making it an excellent opportunity for those looking to move swiftly into their new home. Whether you are a first-time buyer, a downsizer, or seeking a rental investment, this property presents a wonderful opportunity to enjoy the best of village life in a modern setting. Don't miss your chance to view this charming apartment in a sought-after location.

On-Line-Bullet-Points

- First floor apartment • Modern kitchen • Pleasant views of Sharphaw • Dedicated parking bay • Attractive communal gardens • Close to shops and pubs • Close to Co-Op, Chippy, Pubs and Church • Direct trains to Leeds, Skipton, Settle, Morecambe and Carlisle • Well presented • No forward chain